

Scope of Services

Community Planning Collaborative LLC Miracle on Myrtle Community Engagement and Visioning Study

- Task 2.2 – Existing Conditions Report
- Task 2.3 – Project Steering Committee Meeting #1
- Task 2.4 – Miscellaneous Meetings
- Task 2.5 – Media and Brand Narrative Existing Conditions
- Task 2.6 – Existing Conditions Phase Coordination

Task 2.0 Deliverable – Existing Conditions Report

Task 3.0 – Future Conditions

The Future Conditions phase will take place following the completion of the Existing Conditions phase. Tasks associated with this phase of the study will include future conditions assessment of the study area, an analysis of countrywide best practices associated with the revitalization of similar neighborhoods. In addition, community engagement activities will include the second project steering committee meeting, on-the-ground community needs and desires engagement meetings and corresponding media and brand narrative development of the community-led future vision. This phase will take place over a 30-day period and a Future Conditions Technical Memorandum will be developed as the deliverable.

- Task 3.1 – Future Conditions
- Task 3.2 – Best Practices
- Task 3.3 – Project Steering Committee Meeting #2
- Task 3.4 – Community Needs & Desires
- Task 3.5 – Miscellaneous Meetings
- Task 3.6 – Media and Brand Narrative Future Conditions
- Task 3.7 – Future Conditions Phase Coordination

Task 3.0 Deliverable – Future Conditions Technical Memorandum

Task 4.0 – Initial Concept Planning & Analysis

The Initial Concept Planning & Analysis phase will commence at the completion of the Future Conditions phase. Expected to take place over a 30-day period, initial conceptual planning will involve working with Durkeeville residents, stakeholders, and residential development consultants to create a series of draft conceptual floor plans, elevations, renderings and cost estimates for affordable and market rate single family, duplex and townhouse product designed to integrate seamlessly into the historic and cultural built environment of the surrounding community. Public and community engagement activities will include on-the-ground community needs engagement and a Public Community Workshop to ensure equitable opportunities for stakeholder involvement. This public workshop will highlight the project, work produced to date and allow for additional public discussion, engagement, and feedback. A Draft Initial Concepts and Graphics Package will be produced as the Initial Concept Planning & Analysis phase deliverable.

- Task 4.1 – Initial Concept Planning
- Task 4.2 – Initial Planning Architectural Graphics
- Task 4.3 – Initial Concept Planning Community Needs & Desires

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- Task 4.4 – Public Community Workshop #1
- Task 4.5 – Miscellaneous Meetings
- Task 4.6 – Media and Brand Narrative
- Task 4.7 – Initial Concept Planning & Analysis Phase Coordination

Task 4.0 Deliverable – Draft Initial Concepts and Graphics Package

Task 5.0 - Concept Planning & Analysis

Expected to take place over a 30-day period, Concept Planning & Analysis planning will involve working with Durkeeville residents, stakeholders, and residential development consultants to refine and finalize the series of draft conceptual floor plans, elevations, renderings and cost estimates for affordable and market rate single family, duplex and townhouse product designed to integrate seamlessly into the historic and cultural built environment of the surrounding community. During this phase, a third project steering committee meeting will be held. The Final Concepts and Graphics Package will be produced as the Concept Planning & Analysis phase deliverable.

- Task 5.1 – Concept Planning
- Task 5.2 – Planning Architectural Graphics
- Task 5.3 - Project Steering Committee Meeting #3
- Task 5.4 – Concept Planning Community Needs & Desires
- Task 5.5 – Miscellaneous Meetings
- Task 5.6 – Media and Brand Narrative
- Task 5.7 – Concept Planning & Analysis Phase Coordination

Task 5.0 Deliverable – Final Concepts and Graphics Package

Task 6.0 – Recommended Concept

The Recommended Concept phase will be conducted over a 30-day period. During this phase, a recommended concept plan and neighborhood brand narrative will be identified by Durkeeville community and project partners. This identification process will take place through the fourth project stakeholder committee meeting, community needs engagement and a second Public Community Workshop. A Recommended Concept and Graphic Package will be created as the deliverable for this phase.

- Task 6.1 – Recommended Concept
- Task 6.2 – Project Stakeholder Committee Meeting #4
- Task 6.3 – Community Needs & Desires
- Task 6.4 – Public Community Workshop #2
- Task 6.5 – Miscellaneous Meetings
- Task 6.6 – Media and Brand Narrative
- Task 6.7 – Recommended Concept Phase Coordination

Task 6.0 Deliverable – Recommended Concept and Graphic Package

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Task 7.0 – Implementation Strategy

Upon identification of the recommended concept plan, an Implementation Strategy will be created. The Implementation Strategy will serve as a road map and implementation guideline for future City of Jacksonville projects, JHA and NADC development projects within the project study area. A draft implementation strategy document will be developed as the deliverable. The Implementation Strategy phase will be conducted over a 30-day period.

- Task 7.1 – Implementation Strategy
- Task 7.2 – Miscellaneous Meetings
- Task 7.3 - Implementation Strategy Phase Coordination

Task 7.0 Deliverable – Implementation Strategy Document

Task 8.0 – Final Report and Implementation Strategy

Following completion of the draft implementation strategy, a final report and implementation strategy will be produced as the final study deliverable. This Final Report will document the full Miracle on Myrtle study process. The Final Report and Implementation Strategy will take place over a 30-day period.

- Task 8.1 – Final Report
- Task 8.2 – Miscellaneous Meetings
- Task 8.3 – Final Report Phase Coordination

Task 8.0 Deliverable – Final Report and Implementation Strategy

Task 9.0 Project Wrap-Up

The final phase of the study will involve the coordination of presentations to City of Jacksonville, the Jacksonville Housing Authority, and other project stakeholders, as needed. This phase is anticipated to occur over a 30-day period. The final deliverable will be the development of a power point presentation documenting the study's outcome and findings.

- Task 9.1 – Presentations
- Task 9.2 – Miscellaneous Meetings
- Task 9.3 – Project Wrap-Up

Task 9.0 Deliverable – Final Presentation

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Payment and Project Reporting:

The City's maximum indebtedness for these services shall be \$200,000. The City shall pay Contractor for completion of each Task based on the schedule provided below. Contractor shall provide the City with an invoice for each payment request, accompanied by a breakdown of hours worked by assigned professionals in accordance with the hourly rates provided herein, along with the Deliverables referenced above to reflect completion of each Task. The City Agreement Administrator shall have the authority to request additional documentation, as needed, to substantiate completion of each Task. In order for Contractor to receive disbursement for Task 9, Contractor shall have completed work on the Miracle on Myrtle study and shall have provided the City with a comprehensive report of the work performed and implementation strategy plan for the equitable and inclusive revitalization of the Durkeeville neighborhood, to include redevelopment of community housing, community facilities, recreational facilities and commercial development ("Final Report") and shall have provided a presentation of the project findings to City Council.

Payment Schedule

- Task 1.0 – Data Collection - \$26,000.00
- Task 2.0 – Existing Conditions - \$38,000.00
- Task 3.0 – Future Conditions - \$18,000.00
- Task 4.0 – Initial Concept Planning & Analysis - \$32,000.00
- Task 5.0 – Concept Planning & Analysis - \$26,000.00
- Task 6.0 – Recommended Concept - \$28,000.00
- Task 7.0 – Implementation Strategy - \$14,000.00
- Task 8.0 – Final Report and Implementation Strategy - \$14,000.00
- Task 9.0 – Project Wrap-Up - \$4,000.00

Failure by the Contractor to provide the City with the Final Report on or before 4/30/25 shall be deemed a material breach, and the Contractor shall be required to pay back to the City all funds previously disbursed under the Agreement.

Summary of Project Costs:

	Cost/Hr	Estimated Hours	Estimated Total Cost
Senior Planner	\$175	514	\$89,950
Planner	\$150	267	\$40,050
Administrative Assistant	\$50	200	\$10,000
Community Engagement Coordinator	\$100	150	\$15,000
Media and Branding Consultant	\$100	100	\$10,000
Development Consultant	\$100	350	\$35,000
			\$200,000

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Other Agreement Requirements:

- The City, including the Council Auditor, shall have the right to review or audit Contractor's documents and records related to the Agreement.
- Contractor shall be required to attend all related City and Independent Authority meetings pertinent to the contracted services during the Term of the Agreement.
- All findings and reports generated as a result of this Agreement shall be the sole property of the City.

J-JACKSONVILLE'S

E-EXCEPTIONAL

A-ACCESS 4/15/24

DEAR JEA BOARD MEMBERS

4/15/24
Neighborhoods
John T. Nooney
8356 Bacon RA-

HELP!

NOONEY

NCSPHS 2024 Downtown Riverfront Parks Presentation Summary

SLIDE #	Projects	Location	Scope	COJ Oversight	Status	Expected Completion Date	Funding Status	Funds Source	Additional Funding Required	Firms/ Developers
14	Artist Walk	Under Fuller Warren Bridge between Riverside Ave. & Park St.	Artist Walk will include pedestrian corridors, art display areas, skateable art, landscaping, together with connections to the Emerald Trail and the Share Use Path ("SUP") / multi-use trail	PRCS & PW	Phase 1 (skate park) Under Construction; Phase 2 to commence construction in Spring 2024	Phase 1 (Skate Park) est. Completion Spring 2024; Phase 2 construction completion Spring 2025	Both phases are fully funded	CIP & FDOT grant	None.	ACON Design-Build; GAI, California Skate Park
15	Northbank Riverwalk Enhancements & Signage	Northbank Riverwalk between RAM & McCoys Creek	Implement continuity improvements in pavement & furnishings; install banner arms, upgraded signage & digital signage; install "selfie spot" artistic signage; provide more interactive & educational in-person experiences	DIA, PW & PRCS	Design contract award expected this summer & work commences following design completion	2025	Design funding in place; \$1.7million of CRA funding available for construction	Northbank CRA	Unknown until design completed	TBD
16	McCoys Creek Riverfront Park	Adjacent to One Riverside Avenue	Public recreational area (~2.5 acres) on either side of relocated creek; will include upland event lawn & natural play space with a railroad theme; Riverwalk accessible; 25 ft. on western edge creekfront multi-use path (Emerald Trail); (pedestrian bridge across creek included in McCoys Creek project)	DIA (design only)	RFP for design to be issued this summer; construction starts after outfall completion (est. summer/fall 2025); public engagement starts after architect selection	2027	Design fully funded. Construction unfunded & amount currently unknown	CRA funds design; construction funding source not yet determined (CRA or CIP)	Unknown until design completed	TBD
17	Performing Arts Center Musical Heritage Park	300 Water Street	Park celebrates Jax musical heritage. Design includes a treble clef landscape feature & children's musical play area. River-facing façade will display nightly projection shows.	PRCS & PW	Bulkhead work is complete & park design is nearing completion	2025	Partially funded-playground equipment acquired but remaining funds will not complete scope	CIP	Additional \$2M CIP request to complete	ACON Design-Build; Half working on design under ACON
18	Musical Heritage Garden Art & Projection Tower	300 Water Street	Interactive art theme is JAX musical heritage; projection tower will house fly loft projectors & include interactive/musical design elements in the design; other possible features could include walk of stars, murals, sculptures, digital art, etc.	DIA & PW	Scope of art installations & projection tower are being finalized; artist selection & fabrication to begin later this year	2025	Adequate funding has been allocated & can be supplemented as needed by CRA	Northbank CRA	TBD	TBD
19	Riverfront Multimedia Light & Sound Shows	Riverfront-facing façades of Performing Arts Center (PAC) & Riverfront Plaza; Friendship Fountain Center Mist	Multimedia cinematic show (visual, light, sound) to project on South & East PAC facades & Friendship Fountain's center mist screen; immersive nightly shows based on JAX past/present/future; synchronized music & lighting; programming goals include engaging audiences, fostering civic pride, cultivating community relationships, drawing residents & visitors Downtown & providing family-friendly nightly programs	DIA, PW & PRCS	DIA-funded projection show programming (visual, light, sound) in progress; completion coincides with Musical Heritage Park construction	2025	Initial show is fully funded; sponsorships will be sought for additional shows	Northbank CRA	TBD	De-zyn Studios

NCSPHS 2024 Downtown Riverfront Parks Presentation Summary

20	Riverfront Plaza Park & Bulkhead	2 W. Independent Drive	Perkins + Will was selected as the design firm through a design competition; park design includes central festival lawn, destination play space, pavilion building, bike/ped connection to Main Street bridge & “civic stairs” platform for future art installation; Phase 1 includes bulkhead, Riverwalk, playground, pavilion, festival lawn & Hogan St. plaza	PRCS & PW	Phase 1 under construction	Phase 1 late 2025; Phase 2 (if funded) commence 2026 and complete 2027-28	\$25 million previously appropriated- some spent for design- balance insufficient to complete Phase 1 as designed	CIP	Additional \$6M needed for Phase 1; Phase 2 will require CIP requests: \$10M in FY 25/26 & \$25M in FY 26/27	Perkins + Will & Haskell
21	Riverfront Plaza Projection & Sound Equipment	2 W. Independent Drive	Projection study identified the eastern façade (facing Riverfront Plaza) of the Performing Arts Center as optimal; flex lawn will provide seating & space for required projectors/speaker installation- these elements were not included in the scope of the CIP project	DIA & PW	Projection study complete & projectors procured: engineering design underway for projector installation & speakers: installation occurs with Phase 1 park construction	Late 2025	Fully funded	Northbank CRA	None.	De-zyn Studios & GAI
22	Riverfront Plaza Restaurant Pad	2 W. Independent Drive	Approx. 4000 sq. ft. interior, single-story building to include outdoor seating & finished floor at an elevation 10+; design will complement the park; restaurant shell will be leased to an operator	DIA & PW	Architect services RFP has closed and in scoring; design start by May; public engagement on design after architect is under contract	Late 2025	Design fully funded; construction funding available by CRA transfer	Northbank CRA	TBD	TBD
23	Hans Tanzler (Liberty Basin) Marina	330 E. Bay Street	Public marina in a daylighted basin that accommodate 50+ vessels of varying sizes & includes a designated water taxi landing, fuel dock, pump-out station & marina office with restrooms/showers.	PRCS & PW	Concept completed & presented to JWC & NCSPHS; needs bulkhead replacement that will be funded through a separate CIP Project.	Design complete by late 2024; construction complete by late 2026	FIND grant secured for design; CIP	CIP & FIND	construction funding of \$12 million moving up and included in CIP for FY 24/25	HDR/Brian Burket PRCS
24	Shipyards West Park	750 E. Bay Street	A world-class riverfront park with complementary amenities & provides missing link between Riverfront Plaza & Metropolitan Park; recreational design/facilities must comply with grant restrictions	PRCS & PW	Fire Museum moved March 2022; contract awarded to Agency Landscape + Planning for park design; 60% park design nearly complete;	est. construction start in 2025; complete 2027	Partially funded - \$25 million includes remediation and design and remainder available for construction	CIP	additional CIP funds requested: \$5M in FY 24/25, \$35M in FY 25/26, \$5M in FY 26/27	Agency Landscape + Planning
25	Shipyards West CRA Project	750 E. Bay Street	CRA redevelopment property intended for commercial use; initial concept was to support the adjacent park with parking and Food and beverage facilities; currently no desire to sell the land outright or long-term ground lease; prefer to retain control over use & long-term maintenance	DIA & PW	StreetSense market study completed & provided timing suggestions and/or interim uses; Agency Landscape + Planning completed concept design for food Hall, parking & creekfront restaurant design	If proceed with beer garden or food hall over parking- complete 2027; restaurant 2028 or later	Design funding & substantial portion of construction cost is already allocated in CRA	Northbank CRA	TBD	TBD

NCSPHS 2024 Downtown Riverfront Parks Presentation Summary

26	Confluence Park & Riverwalk	950 E. Bay Street surrounding MOSH	Design includes Riverwalk, outdoor lawn; node marker/beacon, outdoor classrooms, playground, Learning Lab	DIA, PRCS & PW	SCAPE completed 30% design phase for park; currently on hold to allow adjacent MOSH building design to catch up	2026-2027	\$15 million funded and available for Riverwalk and basic park construction following design; grant application submitted for additional funding; grant would fund additional amenities	CIP & future grant(s)	TBD	MOSH/Scape
27	Metropolitan Park	1410 Gator Bowl Boulevard	Improvement scope not yet determined but will include a large flexible lawn capable of hosting concerts & festivals, public restrooms, possible recreation fields/courts; design scope is subject to LWCF grant restrictions	PRCS & PW	Park design contract awarded to Civitas & in progress	Design to be completed early 2025 with construction completed mid to late 2027	Additional funds may be required but unknown at this stage	CIP	TBD	Civitas/Stakeholder Groups
28	Metropolitan Park Marina, Support Building & Riverwalk	1410 Gator Bowl Boulevard	First-class upgrade of Metropolitan Park Marina as a 78-slip public facility providing wet slips for transient boats, public use fueling & pump-out services, Ship's store, restrooms with showers, dockmaster office & café	PRCS & PW	Marina closed since October 2023; Iguana began bulkhead construction of bulkhead	2027	Fully Funded & cost overruns covered by the Developer	CIP	None.	Iguana
29	Northbank Riverwalk Extension	750 E. Bay Street, Shipyards Parcels between Catherine Street & Met Park	Extend Northbank Riverwalk from Catherine St. to Met Park to connect from Brooklyn through the Sports/Entertainment District.	PRCS & PW	1st segment in design as part of Shipyards West Park; 2nd segment between Confluence Park and Met Park Marina not yet in design; see slide 29 map image for segment locations	1st segment completed est. to coincide with Shipyards West Park; est. completion in 2027;	Fully funded	CIP	None.	TBD
30	Friendship Fountain & St. Johns River Park	1015 Museum Circle	The Park's interactive design theme, Exploring the St. Johns River, includes a botanical garden, concession area, restrooms, a play park inspired by the Timucuan & Ribault's Landing. Fountain upgrades are now complete & included fully-functional dancing jets choreographed to music & lights, with mist screen capability;	PRCS & PW	Fountain upgrades completed & re-opened to public; Design of additional Park amenities nearing completion and ready to commence construction on garden area first; followed by playground	est. completion of park in 2025	Partially funded but due to rising costs, current funds will not allow completion of full project scope	CIP	\$3.5M additional CIP funding needed to complete park construction	ACON Design-Build; Halff working on design under ACON
31	St. Johns River Park Restaurant	1015 Museum Circle	Approx. 2000 sq. ft. restaurant with additional outdoor seating; single-story with finished floor at Elevation 9-10; building design would complement the park theme; and the shell would be leased to operator for tapas or brunch with full alcohol service	DIA & PW with PRCS	Project has not yet been authorized by DIA Board; if authorized, DIA will engage an architect to design & the Southbank CRA will contract for construction	2025	Design funds available & construction funding available in FY 25/26 via CRA budget or transfer	Southbank CRA	TBD	TBD

NCSPHS 2024 Downtown Riverfront Parks Presentation Summary

32-33	Rivers Edge Parks & Boardwalk	0 Broadcast Place	Total 4+ acres of public park spaces comprised of a central riverfront park, northeast park, northwest park, & a marsh front park with a boardwalk. The parks' wellness theme will be inspired by JAX medical sector & will include public art, exercise space, gardens, interactive features, a major sculpture in Central Park, amphitheater, track, destination playground & adult fitness in NE Park	DIA & PW with PRCS	Under construction	est. completion in late 2024	FY 25/26 budget appropriation will fully cover CRA \$23 million responsibility	Southbank CRA/CDD cost overruns	After FY 25/26 appropriation no further funds required.	District CDD & Kimley-Horn
34	Southbank Riverwalk Enhancements & Signage CRA Project	from Main Street to RiversEdge	Design & construction will expand the functional width of the current Riverwalk & include relocation of rails & shade sails, increased shade via installation of landscaping & additional shade structures & improved lighting/signage	DIA & PW	Design firm not yet engaged	2025-2026	Design funds & partial construction funding has been budgeted; future funding may also be needed from the CRA budget	Southbank CRA	TBD	TBD
35	Southbank Riverwalk Extensions & Overland Loop	varies (see slide 35 map for precise locations)	Design & construction to extend the Southbank Riverwalk will include pavers, benches & other enhancements; this completion of the overland multi-use loop trail will be aesthetically integrated with Southbank Riverwalk	PRCS & PW	Nemours/Nira Street extension is complete; Fuller Warren Bridge/Baptist extension <u>design</u> is 100% complete with three remaining extension locations are TBD	est. construction start for Fuller Warren/Baptist extension in FY 24/25	Segment 1 funding is in FY 23/24 CIP & remaining segments are not yet funded	CIP	TBD	Haskell (between Baptist Medical & Fuller Warren Bridge) & TBD
36	Additional Southbank Riverwalk Extensions	varies (see slide 36 map for precise locations)	Design & construction to extend the Southbank Riverwalk & include new pavers, benches & other enhancements	DIA & PW	Segment 1 (Southerly) was completed as part of The Southerly development adjacent to Acosta Bridge; Segment 2 (RiversEdge/FKA The District) is under construction by The District Community Development District; Segment 3 (1230 Hendricks Ave) was completed per PUD terms	completed or under construction for completion in 2024	fully funded	Southbank CRA & private developments	None.	District CDD, The Southerly & other private entities
37	Fuller Warren Park	Under Fuller Warren Bridge	Park to include accessible sensory play equipment for children of all abilities, connection to FDOT Shared-Use Path & other amenities	PRCS & PW	Design has not yet started	TBD	Design is fully funded by CIP but full construction budget is not yet known	CIP	TBD	TBD